

**CITY OF DEXTER  
ZONING BOARD OF APPEALS  
REGULAR VIRTUAL MEETING  
Monday, December 21, 2020  
7:00 pm**

**A. CALL TO ORDER**

Chairperson Mekas called the meeting to order at 7:01pm.

**B. ROLL CALL:**

P. Mekas, Chair, participating virtually from the City of Dexter, Michigan

D. Wise, Vice Chair, participating virtually from the City of Dexter, Michigan

C. Hill, PC Rep., participating virtually from the City of Dexter, Michigan

C. Wallaker, participating virtually from the City of Ann Arbor, Michigan

J. Griffin, CC Rep., participating virtually from the City of Dexter, Michigan

Also attending remotely: Mike Auerbach, Assistant Planner, Mr. Scott Westfall, applicant, and members of the public.

**C. APPROVAL OF MINUTES**

1. November 16, 2020 Meeting Minutes

Moved Hill; support Wallaker to approve the November 16, 2020 meeting minutes as presented in the meeting packet.

Unanimous voice vote in approval with Councilmember Griffin abstaining.

**D. APPROVAL OF THE AGENDA**

Moved Wise, support Wallaker to approve the agenda as presented.

Unanimous voice vote in approval.

**E. STAFF REPORT**

Mr. Auerbach presented the Community Development Manager report as included in the meeting packet.

**F. SITE INSPECTION (CONDUCT ON OWN)**

**G. CONFLICT OF INTEREST/EX PARTE DISCLOSURE**

**H. PUBLIC HEARINGS**

1. **AP2020.21-09 ZBA 3274 Eastridge Drive**, variance request the R 1A - Residential Cluster Development standards for Westridge cul-de-sac properties, as shown on the approved Final Site Plan.

**Applicant:** Mr. Scott Westfall

**Request:** A 5-foot variance from the 40-foot minimum front yard setback required by the R 1A - Residential Cluster Development standards for Westridge cul-de-sac properties, as shown on the approved Final Site Plan.

Mr. Auerbach presented the staff report as included in the meeting packet. Mr. Auerbach explained that the location of the shagbark hickory on the subject site could qualify as a practical difficulty, but that the health and condition of the tree is unknown, and it is not clear that the tree could feasibly survive the proposed construction. A variance would not be necessary if the tree is not in adequate condition to preserve. Mr. Auerbach stated that staff recommend the Board postpone action on the variance request to allow the applicant time to have a certified arborist evaluate the health and condition of the tree, as well as the potential impact of the proposed construction.

Mr. Westfall presented his variance request to the Board and responded to questions. Mr. Westfall clarified that the dwelling is proposed to be a single-story ranch, and that he defers to the 34-inch tree trunk diameter identified on the property survey.

Chairperson Mekas opened the public hearing at 7:23pm.

Mr. Peter Bahr of 3277 Eastridge stated that he supports the variance request, and that he has spoken with other neighbors who also have no concerns about the request. He stated that two other properties on the cul-de-sac also encroach into the required front yard, and that the proposed dwelling won't be an odd arrangement or an eyesore.

Mr. Tony Bowen of 8331 Parkridge stated that he has lived at his current residence since 2013, and that his children's play structure is right underneath the tree. The tree gives the neighborhood life, and he fully supports the requested variance.

Chairperson Mekas closed the public hearing at 7:27pm.

Following the public hearing, Board members discussed the facts of the case and asked additional questions of staff and the applicant.

Moved Wise; support Wallaker:

The Board moves to **postpone** AP2020.21-09 ZBA 3274 Eastridge Drive until the next scheduled ZBA meeting to allow the applicant time to address the following items:

1. Have a certified arborist check out the tree for its health and condition, and
2. Evaluate the impact of the proposed dwelling on the tree
3. Correct the site plan survey to list the proposed size of the dwelling.

Ayes: Griffin, Hill, Wise, Wallaker, Mekas

Nays: None

Motion carries.

#### **I. OTHER BUSINESS**

#### **J. ADJOURNMENT**

Moved Hill; support Wise to adjourn the meeting at 7:50pm

Unanimous voice vote approval.

Respectfully submitted,

Mike Auerbach  
Assistant Planner

Approved for filing: 2/16/2021